



Regulatory Service – Development Management

Correspondence address Cornwall Council - Planning, New County Hall, Treyew Road, Truro, TR1 3AY
Telephone 0300 1234 151 | **Email** planning@cornwall.gov.uk

www.cornwall.gov.uk

Application for Planning Permission; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

This application relates to the School Room located at the rear of Penryn Methodist Church.

Applicant Details

Name/Company

Title

Ms

First name

Megan

Surname

Beck

Company Name

Company Name: GW Arts CIC; Trading Name: Grays Wharf

Address

Address line 1

34 Broad Street

Address line 2

Address line 3

Town/City

Penryn

County

Country

Postcode

TR10 8JH

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Alun

Surname

Jones

Company Name

Dow Jones Architects

Address

Address line 1

Units 1-5

Address line 2

11 Sancroft Street

Address line 3

Kennington

Town/City

London

County

Country

United Kingdom

Postcode

SE11 5UG

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s)

This project will repair and re-purpose the School Room to the rear of Penryn Methodist Church to create an active community art building for Grays Wharf, a not-for-profit arts organisation. The proposals will create community art spaces, individual creative studios for rent and ancillary accommodation, in addition to building fabric upgrades to improve environmental performance.

Has the development or work already been started without consent?

Yes

No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

Don't know

Grade I

Grade II*

Grade II

Is it an ecclesiastical building?

Don't know

Yes

No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

Yes

No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

Yes

No

b) Demolition of a building within the curtilage of the listed building

Yes

No

c) Demolition of a part of the listed building

Yes

No

If the answer to c) is Yes

What is the total volume of the listed building?

1644.33

Cubic metres

What is the volume of the part to be demolished?

157.54

Cubic metres

What was the date (approximately) of the erection of the part to be removed?

Month

January

Year

1960

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

An unheated post-WII lean-to WC annexe to the rear of the School Room. Note that the exact date of the annexe is unknown.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

We are proposing to replace the annexe with an extension of higher architectural quality that better serves Grays Wharf. It will be fully heated and will provide upgraded WCs, including one disabled WC, a store room and a screened external bin store area.

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

Yes

No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

Yes

No

If Yes, do the proposed works include

a) works to the interior of the building?

Yes

No

b) works to the exterior of the building?

Yes

No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

Yes

No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

Yes

No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Please see heritage, design & access statement for a full description of the proposed works.

Materials

Does the proposed development require any materials to be used?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:
External walls

Existing materials and finishes:
School Room: Granite and cement render; WC Annexe: Raw cement render

Proposed materials and finishes:
School Room: Granite (cement render to be removed) and repointing in lime mortar; WC Annexe: Timber boarding, painted to match existing red accents, with raw cement render plinth

Type:
Roof covering

Existing materials and finishes:
School Room: Scantle; WC Annexe: Polycarbonate

Proposed materials and finishes:
School Room: Dry laid slate with diminishing coursing; WC Annexe: Biodiverse roof covering

Type:
Windows

Existing materials and finishes:
WC Annexe: None

Proposed materials and finishes:
WC Annexe: Timber fixed pane window, painted to match existing red accents

Type:
Ceilings

Existing materials and finishes:
To the proposed art room, workspace and office and kitchen: Timber boarding, painted white

Proposed materials and finishes:
To the proposed art room, workspace and office and kitchen: Acoustic plasterboard, painted white

Type:
Internal walls

Existing materials and finishes:
To internal faces of external walls: Painted plaster, with timber dado to upper floor rooms

Proposed materials and finishes:
To internal faces of external walls: Wood fibre insulation, lime render and breathable paint, with timber dado reinstated to upper floor rooms

Type:
Internal doors

Existing materials and finishes:
Timber

Proposed materials and finishes:
Timber

Type:
Boundary treatments (e.g. fences, walls)

Existing materials and finishes:
To rear courtyard: Blockwork

Proposed materials and finishes:
To rear courtyard: Timber fence, painted to match existing red accents

Type:

External doors

Existing materials and finishes:

Timber, painted red, with glazed panel over

Proposed materials and finishes:

To art room and first floor corridor: Timber, painted red, with glazing and glazed panel over

Type:

Rainwater goods

Existing materials and finishes:

Cast-iron and uPVC, red

Proposed materials and finishes:

Replacement sections as necessary: Galvanised steel, red

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

Please refer to heritage, design & access statement in addition to the following drawings:

Existing Drawings:

507/01/001 Site Plan Existing
 507/01/002 Ground Floor Plan Existing
 507/01/003 First Floor and Roof Plans Existing
 507/01/010 Sections Existing
 507/01/011 Sections Existing
 507/01/012 Sections Existing
 507/01/013 Sections Existing
 507/01/014 Sections Existing
 507/01/020 East Elevation Existing
 507/01/021 South Elevation Existing
 507/01/022 South Elevation Existing
 507/01/023 North Elevation Existing
 507/01/024 West Elevation Existing

Proposed Drawings:

507/P/001 Site Plan Proposed
 507/P/002 Ground Floor Plan Proposed
 507/P/003 First Floor and Roof Plans Proposed
 507/P/010 Sections Proposed
 507/P/011 Sections Proposed
 507/P/012 Sections Proposed
 507/P/013 Sections Proposed
 507/P/014 Sections Proposed
 507/P/015 Sections Proposed
 507/P/020 East Elevation Proposed
 507/P/021 South Elevation Proposed
 507/P/022 South Elevation Proposed
 507/P/023 South Elevation Proposed
 507/P/024 North Elevation Proposed
 507/P/025 West Elevation Proposed
 507/P/030 External Doors - Art Room
 507/P/031 External Doors - 1F Corridor

Site Area

What is the measurement of the site area? (numeric characters only).

293.72

Unit

Sq. metres

Existing Use

Please describe the current use of the site

The School Room is used for a wide range of community activities, primarily providing space for education, art classes and activities, meetings and events. These include community arts workshops run by Grays Wharf.

Is the site currently vacant?

- Yes
 No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- Yes
 No

Land where contamination is suspected for all or part of the site

- Yes
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
 No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Are there any new public roads to be provided within the site?

- Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
 No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

The position of the rear access gate to Saracen Place is subject to relocation, please see heritage, design & access statement and drawings 507/01/001 (Site Plan Existing) and 507/P/001 (Site Plan Proposed).

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
 No

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
 Septic tank
 Package treatment plant
 Cess pit
 Other
 Unknown

Are you proposing to connect to the existing drainage system?

- Yes
 No
 Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

No changes to rainwater or foul drainage are proposed as part of this project.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

How will surface water be disposed of?

- Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes

No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes

No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

c) Features of geological conservation importance

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

- Yes
 No

Please add all the exemptions or transitional arrangements that apply and provide a reason why

Exemption:

Temporary exemption for non-major developments (small sites exemption)

Reason for selecting exemption:

This is a small site (commercial development where floor space created is less than 1,000 square metres or total site area is less than 1 hectare)

Note: Please read the help text for further information on the exemptions available and when they apply

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
 No

If Yes, please provide details:

The new extension will provide a screened bin store area adjacent to Saracen Place.

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
 No

If Yes, please provide details:

The bin store area has sufficient space for separate general and recyclable waste bins.

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
 No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
 No

Please add details of the Use Classes and floorspace.

Use Class:

F2 - Local community uses (essential shops, meeting places, sport, and recreation)

Existing gross internal floorspace (square metres) (a):

350.68

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):

24.29

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):

326.39

Net additional gross internal floorspace following development (square metres) (d = c - a):

-24.29

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	350.68	24.29	326.39	-24.29000000000002

Tradable floor area

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

Yes

No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes

No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

4

Total full-time equivalent

2.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

1

Part-time

6

Total full-time equivalent

3.80

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
 No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

F2 - Local community

Unknown:

No

Monday to Friday:

Start Time:

10:00

End Time:

18:00

Saturday:

Start Time:

10:00

End Time:

18:00

Sunday / Bank Holiday:

Start Time:

End Time:

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
 No

Is the proposal for a waste management development?

- Yes
 No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes

No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes

No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

PA23/00338/PREAPP

Date (must be pre-application submission)

08/12/2023

Details of the pre-application advice received

Pre-application advice on the proposals was sought in April 2023 and a report was compiled in December 2023 after the purchase of the buildings was completed. The advice includes comments on the proposals described in this application, but also on future works phases that are outside the current funding scope. The advice was supportive and deemed the proposed building uses "very appropriate".

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
- The Agent

Title

Mr

First Name

Alun

Surname

Jones

Declaration Date

22/02/2024

Declaration made

Declaration

I/We hereby apply for Full planning & listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

dowjones architects

Date

22/02/2024